

CERTIFICATION:

THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMES IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.

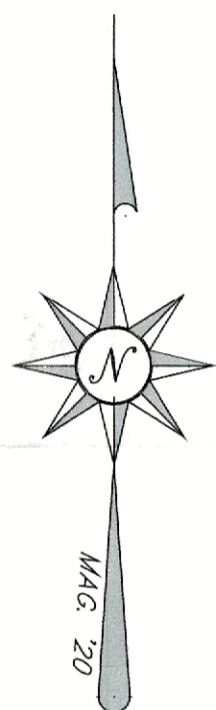
TO RGE PROPERTIES, LLC, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY CLASS 'I'
CULTURE CLASS 'III'

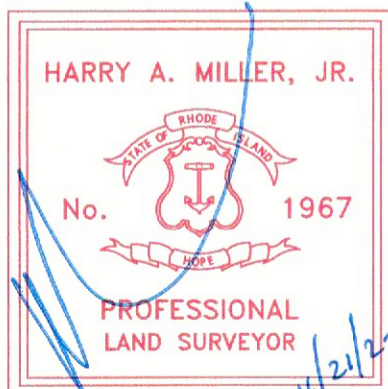
FURTHER, THE INFORMATION DEPICTED ON HEREOF WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN JULY, 2020 FOR THE PURPOSE OF THE CONDUCT OF A SURVEY FOR THE PREPARATION OF A MINOR SUBDIVISION.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

HARRY A. MILLER JR., No. 1967
COA: LS-A101



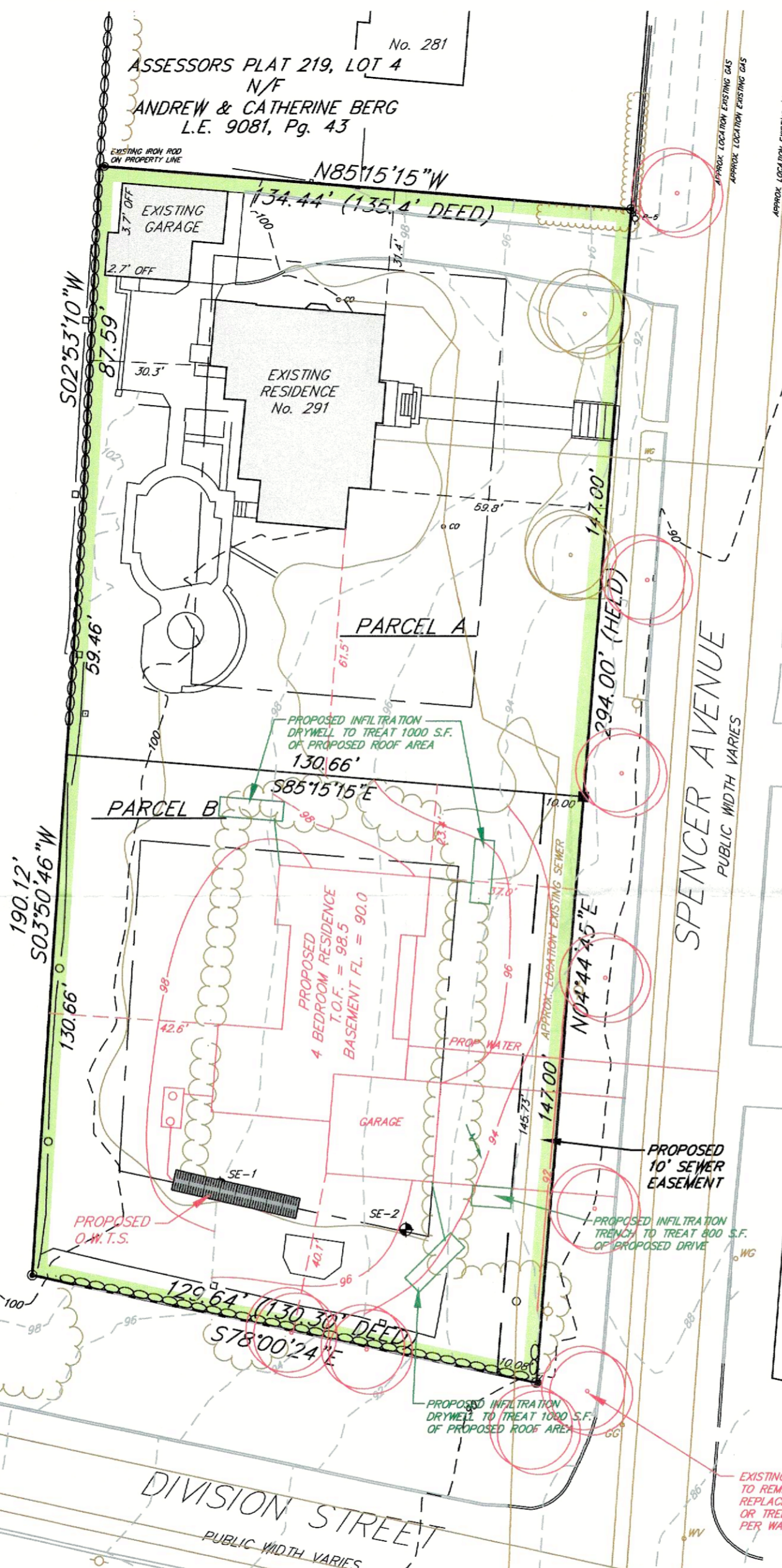
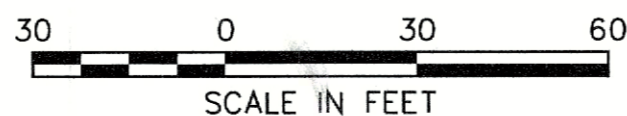
ASSESSORS PLAT 219, LOT 145
N/F
SACRED EXCHANGE FELLOWSHIP
L.E. 7544, Pg. 39
75 DIVISION STREET



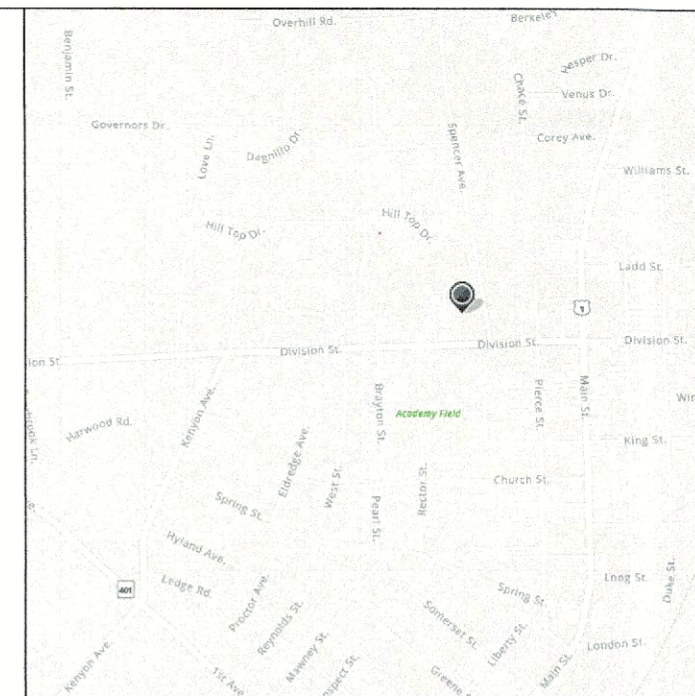
LEGEND

- SDH SET DRILL HOLE IN STONE WALL
- SIR SET IRON ROD
- SCB PROPOSED GRANITE BOUND
- EXISTING UTILITY POLE
- WV EXISTING WATER GATE
- EXISTING TREE
- EXISTING EDGE OF PAVEMENT
- EXISTING STONE WALL
- EXISTING CONTOUR
- PROPOSED CONTOUR

ASSESSORS MAP 85, PLAT 1, LOT 269
N/F
JOHNSON REVOCABLE LIVING TRUST 2008
74 DIVISION STREET



LOTS DEPICTED ON THIS PLAT SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995. (AS AMENDED)



LOCUS NO SCALE

ASSESSORS PLAT 220, LOT 65
N/F
THE COLT FAMILY
IRREVOCABLE REAL ESTATE TRUST
288 SPENCER AVENUE

ASSESSORS PLAT 220, LOT 68
N/F
RICHARD & JOANNE ANZELONE
300 SPENCER AVENUE

ASSESSORS PLAT 220, LOT 70
N/F
DONALD E. & JUDITH L. KENNEDY
310 SPENCER AVENUE

PARCEL OWNER
RGE PROPERTIES, LLC
41 MULBERRY DRIVE
WAKEFIELD, RI 02879
T.401.480.5502

PROJECT SURVEYOR
HARRY A. MILLER, JR.
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506 / F.401.884.7747
ALPHASURV@AOL.COM

PARCEL ZONING
ZONE A-15
MIN. AREA 15,000 S.F. FRONT YARD 30'
MIN. FRONTAGE 125' SIDE YARD 20'
MIN. WIDTH 125' REAR YARD 30'

FLOOD NOTE:
THE PARCEL FALLS WITHIN ZONES X PER FEMA MAP NUMBER 44003C0137H (9/18/13)

REFERENCES
1. L.E. 10243, Pg. 331; SUBJECT PROPERTY

AREA ANALYSIS
OVERALL AREA 37,429 S.F.
PARCEL A 19,941 S.F.
PARCEL B 17,988 S.F.

THIS PLAN SHALL BE INDEXED UNDER
ABUTTING STREETS:
DIVISION STREET; SPENCER AVENUE

**MOSSOP - SPENCER AVENUE PLAT
MINOR SUBDIVISION
PRELIMINARY PLAN**

ASSESSORS PLAT 219, LOT 2
WARWICK, RHODE ISLAND

PREPARED FOR: RGE PROPERTIES, LLC

PREPARED BY: ALPHA ASSOCIATES, LTD.

35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818

T.401.884.8506 F.401.884.7747

SCALE: 1"=30' NOVEMBER, 2022 SHEET 1 OF 1

REV: